

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: **November 18, 2008** Consent Regular

Department: **Housing and Community Development**

Submitted By: **Housing and Community Development**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to: **A)** Authorize the Department of Housing and Community Development to amend its FY 2007-2008 Community Development Action Plan and submit an application to the U.S. Department of Housing and Urban Development under its Neighborhood Stabilization Program (NSP); **B)** Approve the proposed NSP activities and corresponding funding allocations; and, **C)** Adopt a Resolution authorizing the County Administrator or his designee to sign the Neighborhood Stabilization Program grant application and agreement with the U.S. Department of Housing and Urban Development (HUD), and Request for Release of Funds.

Summary: The Housing and Economic Recovery Act of 2008 (HERA), approved on July 30, 2008, appropriates \$3.92 billion under the Act's Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes provisions, known as the Neighborhood Stabilization Program (NSP). The NSP grant is a special Community Development Block Grant (CDBG) allocation created to address the problem of abandoned and foreclosed properties. The HERA legislation mandates that the NSP must provide benefits to individuals and families whose income does not exceed 120% of the area median income. Also, at least 25% of the grant must be used to provide "housing opportunities" to very-low income persons or families whose income does not exceed 50% of the area median income. The Palm Beach County CDBG program jurisdiction (which excludes the Cities of West Palm Beach, Boca Raton, Delray Beach and Boynton Beach) was allocated \$27,700,340. The County's application to HUD is due on December 1, 2008. All funds received must be obligated within 18 months of the execution of the agreement between the County and HUD, and expended within four (4) years. The distribution and uses of NSP funds must meet HERA requirements that funds be distributed to the areas of greatest need, including those areas with the highest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage, areas identified by the County as likely to face a significant rise in the rate of home foreclosures, and low and moderate income areas. HCD staff has determined that as of September 30, 2008, there were, in the County's NSP jurisdiction, approximately 12,000 foreclosed properties, an approximately 33% of the existing loans were subprime loans. Also, staff has utilized available data to determine the areas of the county where significant increases in foreclosures are most likely to occur. As required by HUD, citizen input has been obtained via a Commission on Affordable Housing sponsored workshop held on October 23, 2008. The proposed program activities and estimated allocations took into consideration the public input received. The November 18th BCC workshop was advertised via a Public Notice published on November 2, 2008. HUD will allow the Application to be amended subsequent to the December 1st deadline to further detail the County's NSP. Any funding allocation to specific projects, agencies and organizations will be brought back to the BCC for their consideration. **These are Federal funds that require no local match.** (Countywide) (TKF)

Background and Policy Issues: The HUD Notice which advised of the availability of NSP funds, the application process and terms and conditions of the grant was published on September 29, 2008. The County's application to HUD is due on December 1, 2008 and must request the full entitlement amount of \$27,700,340. If the County's application does not request the full amount of the allocation, the County will forfeit the balance. Late applications will also result in the loss of all funding. The amount of funding assigned to the Palm Beach County CDBG entitlement jurisdiction by HUD was determined by using, among other things, the local foreclosure rate (Palm Beach County's recorded rate was considered medium at 7.6%); and the local abandonment rate (Palm Beach County's recorded rate was considered medium at 8.0%).
(Continued on Page #3)

Attachments:

- A. Proposed Program Activities and Funding Allocations
- B. Resolution R-2008- _____

Recommended By: *Edward W. Hornum* 11/4/08
Department Director Date

Approved By: *Sharon [Signature]* 11/17/08
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

<u>Fiscal Years</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs:	_____	_____	_____	_____	_____
External Revenues:	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County):	_____	_____	_____	_____	_____
NET FISCAL IMPACT:	* See below				
# OF ADDITIONAL FTE POSITIONS (Cumulative):	_____	_____	_____	_____	_____


Is Item Included In Current Budget? Yes _____ No _____

Budget Account #: Fund _____ Dept _____ Unit _____ Object _____
 Program Code/Program Period _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

NO FISCAL IMPACT AT THIS TIME

C. Departmental Fiscal Review:


 _____ 11-4-08
 Shairette Major, Fiscal Manager I

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Administration Comments:

*HCD will return to the Board to amend the budget when the grant award is received.

 11-13-08
 _____ OFMB
 11/14/08
 _____ Contract Dev And Control

B. Legal Sufficiency:


 _____ 11/14/08
 Senior Assistant County Attorney

C. Other Department Review:

 Department Director

Background and Policy Issues (continued)

Funds under the program are being administered subject to the CDBG regulations. However in order to expedite the expenditure of NSP funds, some waivers of the aforementioned regulations have been granted. In order to meet HUD's deadline for submission of the application, the Board is being requested to authorize the County Administrator or his designee to sign the Neighborhood Stabilization Program grant application, agreement with U.S. Department of Housing and Urban Development (HUD), and Request for Release of Funds. According to HUD, the County must describe how the distribution and uses of NSP funds will meet the requirements of Section 2301(c)(2) of HERA, which states that when distributing funds priority emphasis and consideration must be given to low- and moderate-income areas, and other areas with the greatest need, including those with the greatest percentage of home foreclosures; with the highest percentage of homes financed by a subprime mortgage related loan; and identified by the County as likely to face a significant rise in the rate of home foreclosures. The County may also consider other need categories. The NSP program will not be subject to the current CDBG Local Entitlement Methodology.

Attachment "A"

PROPOSED PROGRAM ACTIVITIES AND FUNDING ALLOCATIONS

In order to address the massive increases nationally in the number of foreclosed housing units, Congress on July 30, 2008 approved Public Law 110-289- Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA). The Act appropriates \$3.92 billion for emergency assistance for redevelopment of abandoned and foreclosed properties and residential properties and provides that unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. The grant under Title III is referred to as the Neighborhood Stabilization Program and funds were awarded to CDBG entitlement communities based primarily on the following two factors: local foreclosure rate (Palm Beach County's recorded rate was considered medium at 7.6%); and local abandonment rate (Palm Beach County's recorded rate was considered medium 8.0%).

The Palm Beach County CDBG Entitlement Jurisdiction, which excludes the Cities of West Palm Beach, Boca Raton, Delray Beach and Boynton Beach, has been awarded \$27,700,340 in NSP funds. It should be noted that as of September 30, 2008, there were in the County's NSP program jurisdiction, approximately 12,000 foreclosed properties, and approximately 33% of all currently existing home mortgage loans were "subprime loans". Data was verified the national "realtytrac.com" website.

The NSP funding received by the County is specifically for use in the County's CDBG entitlement jurisdiction. Municipalities within Palm Beach County including those with their own entitlement designation, may apply to the State of Florida to access the \$91 Million awarded to the State. The NSP program will not be subject to the current CDBG Local Entitlement methodology.

ACCESSING OF NSP FUNDING AND TIME-FRAME FOR USE

The NSP funds are to be accessed from HUD by way of an application which must be received by HUD no later than December 1, 2008. This application will constitute a substantial amendment to the Action Plan for FY 2007-08. All funds must be obligated within 18 months of the county entering into an agreement with HUD.

PERSONS TO BE ASSISTED/NATIONAL OBJECTIVE COMPLIANCE

All activities funded under this program must provide benefits to individuals and families whose income does not exceed 120% of the area median income. Activities meeting other national objectives, for example preventing or eliminating slums and blight and addressing urgent community development needs, are not eligible to receive funds. HUD is also requiring that at least 25% of the grant be expended on properties that will be used to house persons or families whose income is at or below 50% of the area median income.

To the maximum extent possible, the sale, rental or redevelopment of abandoned and foreclosed homes and residential properties must remain affordable to individuals and families whose incomes do not exceed 120% of the area median income. The County will be required to define affordable rent (for rental units) and the continued affordability standards and enforcement mechanisms that it will apply for each activity/project funded. HUD will consider the HOME program standards as minimal compliance.

APPLICABLE STANDARDS

Purchase Discount

Any purchase of a foreclosed home or residential property under the NSP must be at a 15% discount from the current market appraised value of the home or property. Such discount will ensure that purchasers are paying below market value for the home or property.

Rehabilitation Standards

Any NSP assisted rehabilitation of a foreclosed home or residential property shall to the extent necessary comply with all applicable laws codes, and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties.

Sale of Homes

If an abandoned or foreclosed home or residential property is purchased, redeveloped, or otherwise sold to an individual as a primary residence, such sale shall be in an amount equal to or less than the cost to acquire and redevelop or rehabilitate such home or property up to a decent, safe, and habitable condition.

ELIGIBLE DISTRIBUTION AND SUGGESTED USES OF FUNDS

The following is a list of activities which are eligible for funding under the NSP program. Also listed are staff recommendations as to the activities and funding levels to be adopted by the County. Staff's suggestions were generated from the public comments which were received at a public meeting held on October 23, 2008. This public meeting was held to specifically discuss the crafting of the County's NSP Program and application.

- a) **Establish Financing Mechanisms such as Primary and Secondary Mortgage Loan Assistance For Purchase and Redevelopment of Foreclosed Homes and Residential Properties:** HUD will allow funds to be disbursed as loans or grants to subsidize the purchase of modestly priced homes. Funds may be utilized as a second mortgage to directly buy down the principal, closing costs and/or up to 50% of the down-payment. All persons participating in this activity must attend an eight hour housing counseling session held by a HUD approved housing counseling agency. The activity can be carried out directly by a governmental entity.

HCD supports the implementation of a "Local Housing Trust Fund" to provide first and/or second mortgage assistance utilizing NSP funds. This program would be implemented by HCD's Commission on Affordable Housing (CAH). It is further recommended that \$12,845,811 in NSP funds be allocated to this activity. Eligible families would be required to locate homes which have been foreclosed upon and complete all negotiations with the bank or financial institution which owns the property. Units to be assisted under this program should post date 1978, in order to avoid additional costs under the lead-based paint mitigation requirement of the CDBG program. The maximum sales price of the home should not exceed \$280,000. Based on current experience with the State Housing Initiatives Partnership (SHIP) program, the average purchase price should be approximately \$180,000. Purchasers who earn 50% or less of the area median income will be required to provide a contribution of 1.0% of the sales price of the property. Purchasers earning more than 50% of the AMI will be required to provide a 2% contribution. Based on the \$12.85 million recommended allocation and the average NSP first mortgage of \$180,000, it is estimated that approximately 70 households will be assisted.

If second mortgages are provided the maximum NSP second mortgages being proposed are as follows: \$100,000 for very low income households; \$75,000 for low income households and \$50,000 for middle income households. It is also recommended that the second mortgages provided to very-low income households be in the form of 30 year forgivable loans. The second mortgages provided to low and moderate income households shall be 30 year fixed rate loans. Low income households would pay 1% annual interest, while moderate income households would pay 2% annual interest. Upon approval of NSP second mortgage assistance, each home buyer will be required to attend HUD certified housing counseling. HCD will contract with HUD approved housing counseling agencies to have this service provided to the NSP second mortgage recipients. Program income received from the repayment of these loans will be used to fund other eligible activities under the NSP.

- b) **Purchase and Rehabilitation of Homes and Residential Properties that have been Abandoned or Foreclosed:** This activity offers the opportunity to purchase abandoned and foreclosed residential properties, and resell or rent them, after repairs, to eligible potential homebuyers or renters.

HCD recommends that the BCC allocates a sum of \$5.0 million in NSP funds to undertake such program. Eligible applicants under this category are: municipalities with inter local agreements with Palm Beach County, public agencies, CLTs, CHDOs, CDCs, CRAs and other non-profit organizations which are located and operate within the Palm Beach County CDBG Entitlement Jurisdiction. Distribution of these funds would be via a RFP/NOFA process. Identification of the units and ensuring that the purchase price conforms to the program's "purchase discount" requirement will be the responsibility of the applicants. Assuming an average price of \$180,000 for each single-family housing unit purchased under the program, it is estimated that 27 potential home buyers could benefit. The program as envisioned

by HCD, will allow the funds to be used to purchase properties for homeownership, for lease/purchase or for rental. The implementing agencies must return the sales proceeds to Palm Beach County. This program income will be utilized for other NSP activities.

- c) **Establishment of Land Banks:** According to HUD a land bank is a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage and dispose of vacant land for the purpose of stabilizing neighborhood and encouraging re-use or redevelopment of urban property. For the purposes of the NSP program a land bank must operate in a specific, defined geographic area. In the context of this program, the land bank must purchase properties that have been abandoned or foreclosed upon and maintain, assemble, facilitate redevelopment of, market and dispose of the land-banked properties. The land bank may hold property for up to 10 years before obligating the property for a specific eligible redevelopment.

HCD does not believe this is a prudent activity to be undertaken under the Palm Beach County NSP Program due to: the long time-frame of 10 years for an activity to meet a national objective and the belief that the NSP funds should be expended on activities related to sustaining the existing housing stock. Consequently no funding is being recommended for the land bank activity.

- d) **Demolish Blighted Structures:** Since activities eligible for funding under the NSP program must meet the CDBG low- and moderate-income national objective, the demolition of blighted structures must be related to other activities assisted with NSP funds. Based on this criteria and the fact that HCD already operates a demolition initiative under the regular CDBG program, it is recommended that no NSP funds be allocated to this program activity.
- e) **Redevelop Demolished or Vacant Properties:** Costs, such as sales costs, closing costs, and reasonable developer's fees, related to NSP-assisted housing, rehabilitation, or new construction activities may be funded. NSP funds may be used to redevelop/acquire any foreclosed property for non-residential uses, such as public parks, commercial uses, or mixed residential or commercial use, as part of a redevelopment effort. HUD is encouraging grantees to acquire and redevelop FHA foreclosed properties.

This type of activity may be carried out by government or by non-profit entities. The acquisition and rehabilitation of an abandoned or foreclosed facility which is then redeveloped for use as a public facility (e.g. homeless assessment center) is eligible under this category. HCD recommends that the Board of County Commissioners allocate \$7.5 million to this activity to support the acquisition, rehabilitation and redevelopment of a Palm Beach County public homeless assessment facility.

- f) **General Administration and Planning Costs:** The program allows for 10% of the overall grant to be used for general administration, planning cost and for the

provision of housing counseling services. For Palm Beach County this will amount to \$2,770,034. However, we are proposing to utilize no more than 8.5% or \$2,354,529 to plan and implement the NSP Program. Major budgetary items which will be funded under this heading include the recurrent costs (salaries and benefits) associated with the hiring of at least two additional staff persons; project implementation/administration by staff of the CAH (estimated at 33.0% of staff time over the 18 month period); related office space, furniture, and equipment for additional staff; CAH staff training; office supplies; appraisals; environmental reviews; inspections; County indirect and direct costs; maintenance of at least two motor vehicles; housing counseling services; among other costs.

SUMMARY OF RECOMMENDED USES OF FUNDS

Eligible Activities	# Units to be Assisted	Proposed Use of Funds
Establish Financing Mechanisms –Local Housing Trust Fund	70	\$12,845,811
Purchase, Rehabilitation and Sale of Abandoned and Foreclosed Homes	27	\$5,000,000
Establishment of Land Banks	0	\$0.0
Demolition Blighted Structures	0	\$0.0
Redevelop Demolished or Vacant Properties	1+	\$7,500,000
Program Planning and Administration (8.5%)	-	\$2,354,529
TOTAL		\$27,700,340

AREAS OF GREATEST NEEDS

The purpose of the Neighborhood Stabilization Program is to assist in the redevelopment of abandoned and foreclosed homes. According to HUD, the County must describe how the distribution and uses of NSP funds will meet the requirements of Section 2301(c) (2) of HERA that funds be distributed to the areas of greatest need to be determined by those areas with: the greatest percentage of home foreclosures; the highest percentage of homes financed by a subprime mortgage related loan; and identified by the County as likely to face a significant rise in the rate of home foreclosures. The County may also consider other need categories.

Section 2301(c) (2) of HERA established as a priority that “Any State or unit of general local government that receives amounts pursuant to this section shall in distributing such amounts give priority emphasis and consideration to those metropolitan areas, metropolitan cities, urban areas, rural areas, low- and moderate-income areas, and other areas with the greatest need, including those—(A) with the greatest percentage of home foreclosures;(B) with the highest percentage of homes financed by a subprime mortgage related loan; and(C) identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures”.

HCD staff has determined that as of September 30, 2008, there were, in the County's NSP program jurisdiction, approximately 12,000 foreclosed properties, and that approximately 33% of all existing home loans were subprime loans.

Map1 shows the concentration of lower income families in Palm Beach County. Map 2 shows the concentration of foreclosed properties within the Palm Beach County program jurisdiction. Table 1 displays the concentration of foreclosed properties by zip code. Table 2 displays the concentration of subprime loans and foreclosed properties by zip code. Table 3 displays the concentrations of low-and-moderate-income areas, concentrations of sub-prime loans, and percentages of foreclosures. Table 3 also displays the areas likely to face significant rises in home foreclosures (those with risk scores of 9 and 10).

Map 1

Map 2

Table 1
Number of Foreclosures in Palm Beach County as of September 30, 2008

Zip code	Geographic Locations	No. of Foreclosures	% of Total
33414 33467 33470	Wellington/Loxahatchee Groves/ Unincorporated Palm Beach County	1,708	14.26%
33409 33413 33415	Unincorporated Palm Beach County (including Westgate) - S of 45 th Street; E of Turnpike; W of I- 95; and N of Lake Worth Road	1,479	12.34%
33411	Royal Palm Beach/Acreage	1,135	9.47%
33428 33433 33434 33498	Unincorporated Palm Beach County - S of Clint Moore Rd.; E of Loxahatchee National Wildlife Refuge; W of I-95; and N of Broward County line	1,107	9.24%
33463	Greenacres/ Unincorporated Palm Beach County	872	7.28%

Zip code	Geographic Locations	No. of Foreclosures	% of Total
33445 33446 33484	Unincorporated Palm Beach County - S of Boynton Beach Blvd.; E of Loxahatchee National Wildlife Refuge; W of Military Trail; and N of Clint Moore Rd.	566	4.72%
33436 33437	Unincorporated Palm Beach County (including Golf) – S of Gateway Blvd.; E of Loxahatchee National Wildlife Refuge; W of Congress Ave.; and N of Atlantic Ave.	537	4.48%
33458 33469 33477	Jupiter/Tequesta/ Unincorporated Palm Beach County	514	4.29%
33460	Lake Worth	493	4.11%
33412 33418	Unincorporated Palm Beach County (including the Acreage) – S of Loxahatchee Slough Natural Area; E of Seminole Platt Whitney Rd.; W of I-95; and N of Orange Blvd.	473	3.94%
33404	Riviera Beach	460	3.84%
33461	Lake Worth/Palm Springs/ Unincorporated Palm Beach County	399	3.33%
33462	Hypoluxo/Lantana/Atlantis/Manalapan/ Unincorporated Palm Beach County	364	3.03%
33417	Haverhill/ Unincorporated Palm Beach County	352	2.93%
33406	Cloud Lake/Glen Ridge/Lake Clarke Shores/Unincorporated Palm Beach County	294	2.45%
33410	Palm Beach Gardens	280	2.33%
33426	Boynton Beach/ Unincorporated Palm Beach County	248	2.07%
33483 33496	Boca Raton/ Unincorporated Palm Beach County	225	1.87%
33403	Lake Park	143	1.19%
33408	North Palm Beach/Juno Beach	108	0.90%
33478	Unincorporated Palm Beach County (including Jupiter Farms) – S of Martin County line; E of I-95; W of Seminole Platt Whitney Rd.; and N of Loxahatchee Slough Natural Area	94	0.78%
33480	Palm Beach/South Palm Beach	56	0.46%
33430	Belle Glade/ Unincorporated Palm Beach County	41	0.34%
33476	Pahokee	20	0.16%
33493	South Bay	8	0.07%

Zip code	Geographic Locations	No. of Foreclosures	% of Total
33438	Canal Point/ Unincorporated Palm Beach County	1	0.008%

TOTAL		11,977	100%
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(not including those zip codes wholly within the boundaries of the Cities of West Palm Beach, Boca Raton, Boynton Beach and Delray Beach) Source: Realtytrac.com

Table 2
Number of Subprime Loans to All Loans in Palm Beach County (2006)

Zip code	Geographic Locations	No. of Sub-Prime Loans/All Loans (2006)	% of Sub-Prime Loans/All Loans	No. of Foreclosures (9/08)	% of Foreclosure Total (9/08)
33414 33467 33470	Wellington/Loxahatchee Groves/ Unincorporated Palm Beach County	960/3,018	31.80%	1,708	14.26%
33409 33413 33415	Unincorporated Palm Beach County (including Westgate) - S of 45 th Street; E of Turnpike; W of I-95; and N of Lake Worth Road	1,028/2,411	42.63%	1,479	12.34%
33411	Royal Palm Beach/Acreage	1,039/2,750	37.78%	1,135	9.47%

Zip code	Geographic Locations	No. of Sub-Prime Loans/All Loans (2006)	% of Sub-Prime Loans/All Loans	No. of Foreclosures (9/08)	% of Foreclosure Total (9/08)
33428 33433 33434 33498	Unincorporated Palm Beach County - S of Clint Moore Rd.; E of Loxahatchee National Wildlife Refuge; W of I-95; and N of Broward County line	658/1,957	33.62%	1,107	9.24%
33463	Greenacres/ Unincorporated Palm Beach County	672/1,351	49.74%	872	7.28%
33445 33446 33484	Unincorporated Palm Beach County - S of Boynton Beach Blvd.; E of Loxahatchee National Wildlife Refuge; W of Military Trail; and N of Clint Moore Rd.	403/1,647	24.46%	566	4.72%
33436 33437	Unincorporated Palm Beach County (including Golf) – S of Gateway Blvd.; E of Loxahatchee National Wildlife Refuge; W of Congress Ave.; and N of Atlantic Ave.	531/2,279	23.29%	537	4.48%
33458 33469 33477	Jupiter/Tequesta/ Unincorporated Palm Beach County	259/1,473	17.58%	514	4.29%
33460	Lake Worth	258/609	42.36%	493	4.11%
33412 33418	Unincorporated Palm Beach County (including the Acreage) – S of Loxahatchee Slough Natural Area; E of Seminole Platt Whitney Rd.; W of I-95; and N of Orange Blvd.	314/1,359	23.10%	473	3.94%
33404	Riviera Beach	284/784	36.22%	460	3.84%
33461	Lake Worth/Palm Springs/ Unincorporated Palm Beach County	336/653	51.45%	399	3.33%
33462	Hypoluxo/Lantana/Atlantis/Manalapan/ Unincorporated Palm Beach County	272/667	40.77%	364	3.03%
33417	Haverhill/ Unincorporated Palm Beach County	248/569	43.58%	352	2.93%
33406	Cloud Lake/Glen Ridge/Lake Clarke Shores/Unincorporated Palm Beach County	369/789	46.76%	294	2.45%
33410	Palm Beach Gardens	136/744	18.27%	280	2.33%
33426	Boynton Beach/ Unincorporated Palm Beach County	205/673	30.46%	248	2.07%
33483 33496	Boca Raton/ Unincorporated Palm Beach County	137/833	16.44%	225	1.87%
33403	Lake Park	95/232	40.94%	143	1.19%

Zip code	Geographic Locations	No. of Sub-Prime Loans/All Loans (2006)	% of Sub-Prime Loans/All Loans	No. of Foreclosures (9/08)	% of Foreclosure Total (9/08)
33408	North Palm Beach/Juno Beach	46/258	17.82%	108	0.90%
33478	Unincorporated Palm Beach County (including Jupiter Farms) – S of Martin County line; E of I-95; W of Seminole Platt Whitney Rd.; and N of Loxahatchee Slough Natural Area	39/138	28.26%	94	0.78%
33480	Palm Beach/South Palm Beach	17/181	9.39%	56	0.46%
33430	Belle Glade/ Unincorporated Palm Beach County	33/87	37.93%	41	0.34%
33476	Pahokee	10/22	45.45%	20	0.16%
33493	South Bay	4/7	57.14%	8	0.07%
33438	Canal Point/ Unincorporated Palm Beach County	1/3	33.33%	1	0.008%

TOTAL		8,354/25,494	32.76%	11,977	100%
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(not including those zip codes wholly within the boundaries of the Cities of West Palm Beach, Boca Raton, Boynton Beach and Delray Beach) Source: Realtytrac.com; Sun-Sentinel.com

Table 3
(To be used in Conjunction with Map at the end of the Table)

% of Low/Moderate Income/Sub-Prime Loans and Foreclosures in Palm Beach County by Zip Code

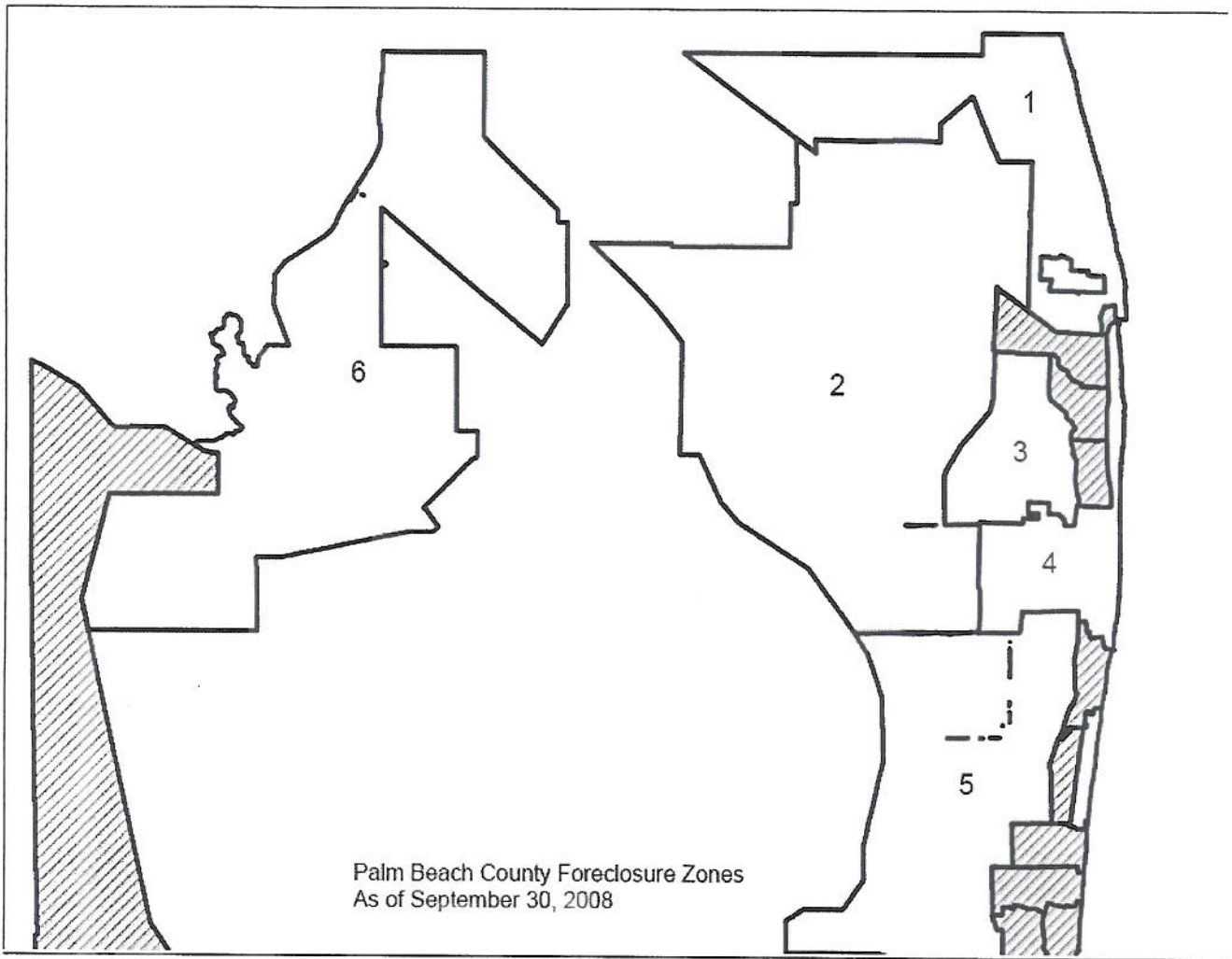
Zone (See Map)	Zip code	Geographic Locations	% of Low/Mod Pop	% of Sub- Prime Loans	% of Total Foreclosures	Foreclosure Abandonment Risk Score (weighted average)
1	33458 33469 33477	Jupiter/Tequesta/ Unincorporated Palm Beach County	30.22%	3.10%	4.29%	7
	33478	Unincorporated Palm Beach County (including Jupiter Farms) – S of Martin County line; E of I-95; W of Seminole Platt Whitney Rd.; and N of Loxahatchee Slough Natural Area	28.91%	0.46%	0.78%	7
	33408	North Palm Beach/Juno Beach	26.23%	0.55%	0.90%	7
	33404	Riviera Beach	64.64%	3.39%	3.84%	9
	33403	Lake Park	56.21%	1.13%	1.19%	9
	33410	Palm Beach Gardens	32.30%	1.62%	2.33%	7
2	33414 33467 33470	Wellington/Loxahatchee Groves/ Unincorporated Palm Beach County	26.67%	11.49%	14.26%	7
	33411	Royal Palm Beach/Acreage	29.71%	12.43%	9.47%	8
	33412 33418	Unincorporated Palm Beach County (including the Acreage) – S of Loxahatchee Slough Natural Area; E of Seminole Platt Whitney Rd.; W of I-95; and N of Orange Blvd.	23.58%	3.75%	3.94%	8
	33417	Haverhill/ Unincorporated Palm Beach County	63.52%	2.96%	2.93%	10
3	33406	Cloud Lake/Glen Ridge/Lake Clarke Shores/Unincorporated Palm	46.20%	4.41%	2.45%	9

Zone (See Map)	Zip code	Geographic Locations	% of Low/Mod Pop	% of Sub- Prime Loans	% of Total Foreclosures	Foreclosure Abandonment Risk Score (weighted average)
		Beach County				
	33409	Unincorporated Palm Beach County (including Westgate) - S of 45 th Street; E of Turnpike; W of I-95; and N of Lake Worth Road	60.37%	12.30%	12.34%	10
	33413					
	33415					
	33460	Lake Worth	61.61%	3.08%	4.11%	9
	33461	Lake Worth/Palm Springs/ Unincorporated Palm Beach County	45.93%	4.02%	3.33%	10
4	33462	Hypoluxo/Lantana/Atlantis/Manalapan/ Unincorporated Palm Beach County	55.59%	3.25%	3.03%	8
	33463	Greenacres/ Unincorporated Palm Beach County	51.98%	8.04%	7.28%	9
	33480	Palm Beach/South Palm Beach	30.32%	0.20%	0.46%	4
	33445	Unincorporated Palm Beach County - S of Boynton Beach Blvd.; E of Loxahatchee National Wildlife Refuge; W of Military Trail; and N of Clint Moore Rd.	35.40%	4.82%	4.72%	8
	33446					
	33484					
	33436	Unincorporated Palm Beach County (including Golf) – S of Gateway Blvd.; E of Loxahatchee National Wildlife Refuge; W of Congress Ave.; and N of Atlantic Ave.	28.77%	6.35%	4.48%	6
5	33437					
	33426	Boynton Beach/ Unincorporated Palm Beach County	31.73%	2.45%	2.07%	5
	33483	Boca Raton/ Unincorporated Palm Beach County	27.59%	1.63%	1.87%	8
	33496					

Zone (See Map)	Zip code	Geographic Locations	% of Low/Mod Pop	% of Sub- Prime Loans	% of Total Foreclosures	Foreclosure Abandonment Risk Score (weighted average)
6	33428 33433 33434 33498	Unincorporated Palm Beach County - S of Clint Moore Rd.; E of Loxahatchee National Wildlife Refuge; W of I-95; and N of Broward County line	31.96%	7.87%	9.24%	6
	33430	Belle Glade/ Unincorporated Palm Beach County	51.38%	0.39%	0.34%	10
	33476	Pahokee	74.39%	0.12%	0.16%	9
	33493	South Bay	80.59%	0.04%	0.07%	8
	33438	Canal Point/ Unincorporated Palm Beach County	61.45%	0.01%	0.008%	9
TOTAL			100%	100%	100%	

(not including those zip codes **wholly** within the boundaries of the Cities of West Palm Beach, Boca Raton, Boynton Beach and Delray Beach)
Sources: 2000 Census; Realtytrac.com; foreclosureconnections.com, Sun-Sentinel.com

This Map to be used in conjunction with Table 3



RESOLUTION NO. R-2008-

RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO SIGN THE NEIGHBORHOOD STABILIZATION PROGRAM GRANT APPLICATION, AGREEMENT WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), AND REQUEST FOR RELEASE OF FUNDS.

WHEREAS, The State of Florida is one of the hardest hit states nationwide by the current crisis in the real estate industry; and

WHEREAS, Palm Beach County has experienced more than 12,000 homes foreclosed upon or in the foreclosure process as of September 30, 2008; and

WHEREAS, the Palm Beach County Board of County Commissioners intends to utilize all available resources to enable the full recovery of the County's housing and real estate industry from its current negative condition; and

WHEREAS, on July 30, 2008 the President of the United States signed the Housing and Economic Recovery Act of 2008 (HERA) which appropriated \$3.92 billion for emergency assistance for the acquisition and redevelopment of abandoned and foreclosed homes and residential properties; and

WHEREAS, a component of HERA called the Neighborhood Stabilization Program (NSP), granted to Palm Beach County \$27,700,340 to be used for the purchase, rehabilitation and redevelopment of abandoned and foreclosed homes and other community properties; and

WHEREAS, on September 29, 2008 Palm Beach County was officially notified of the NSP funding allocation, the application submission deadline of December 1, 2008, and the 18 month time frame for expending and/or obligating the entire NSP award.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

The County Administrator or his designee is authorized to sign the Neighborhood Stabilization Program grant application and agreement with the U.S. Department of Housing and Urban Development (HUD), and Request for Release of Funds.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and being put to a vote, the vote was as follows:

KAREN T. MARCUS	-
JOHN F. KOONS	-
	-
MARY MCCARTY	-
	-
JESS R. SANTAMARIA	-
	-

The Chairperson thereupon declared the Resolution duly passed and adopted this _____ day of November, 2008.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND LEGAL SELF SUFFICIENCY

**ATTEST:
SHARON R. BOCK, Clerk and
Comptroller**

By: 

Tammy K. Fields, Senior Asst. County Attorney

By: _____
Deputy Clerk